120.0	0011	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,101,400	/	1,101,400
USE VALUE:	1,101,400	/	1,101,400
ASSESSED:	1,101,400	/	1,101,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MICHAEL STEVEN S & CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	67 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	67 DICKSON AVE LLC -
Owner 2:	-
Street 1:	17 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 3018 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7150.000	657,300		444,100	1,101,400
Total Card	0.164	657,300		444,100	1,101,400
Total Parcel	0.164	657,300		444,100	1,101,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.94 | /Parcel: 364.9

Legal Description

User Acct 77669

GIS Ref

GIS Ref

Insp Date 11/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 120.0-0011-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,400	6200	7,150.	444,200	642,800	642,800	Year End Roll	12/18/2019
2019	101	FV	209,200	6500	7,150.	450,500	666,200	666,200	Year End Roll	1/3/2019
2018	101	FV	209,200	6500	7,150.	336,300	552,000	552,000	Year End Roll	12/20/2017
2017	101	FV	209,200	6500	7,150.	304,600	520,300	520,300	Year End Roll	1/3/2017
2016	101	FV	209,200	6500	7,150.	291,900	507,600	507,600	Year End	1/4/2016
2015	101	FV	172,500	6700	7,150.	247,500	426,700	426,700	Year End Roll	12/11/2014
2014	101	FV	172,500	6700	7,150.	234,800	414,000	414,000	Year End Roll	12/16/2013
2013	101	FV	172,500	6700	7,150.	223,300	402,500	402,500		12/13/2012

!9322!

PRINT

Date	Time
12/10/20	23:49:01

LAST REV

Date	Time
12/08/20	08:26:52
mmcmakin	
9322	

USER DEFINED

Prior Id # 1:	77669
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
67 DICKSON AVE	76224-252	1	11/20/2020		1,450,000	No	No		
USSEGLIO MARJOR	73617-161	1	11/8/2019	Change>Sale	600,000	No	No		
USSEGLIO MARJOR	65176-513		4/6/2015	Convenience	99	No	No		
	8917-300		1/1/1901	Family		No	No		Frank G Usseglio dod 6/30/1995

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	257	Addition	70,000	O				
11/20/2019	1902	Inter-De	3,000	C				
10/13/2006	877	Siding	11,550			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2020	Permit Visit	DGM	D Mann
1/28/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
11/14/2018	Inspected	BS	Barbara S
11/1/2018	MEAS&NOTICE	BS	Barbara S
12/9/2008	Meas/Inspect	163	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
3/23/2000	Inspected	264	PATRIOT
2/16/2000	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7150		Sq. Ft.	Site		0	70.	0.89	5									444,149						444,100	

Total AC/HA: 0.16414 | Total SF/SM: 7150 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,149 | Spl Credit | Total: 444,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	27 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1957	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	15.	%
Override:			%
Total:		15.85	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05045772
Const Adj.:	1.00999999
Adj $ / SQ:	132.620
Other Features:	133558
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	781149
Depreciation:	123812
Depreciated Total:	657337

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 3					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

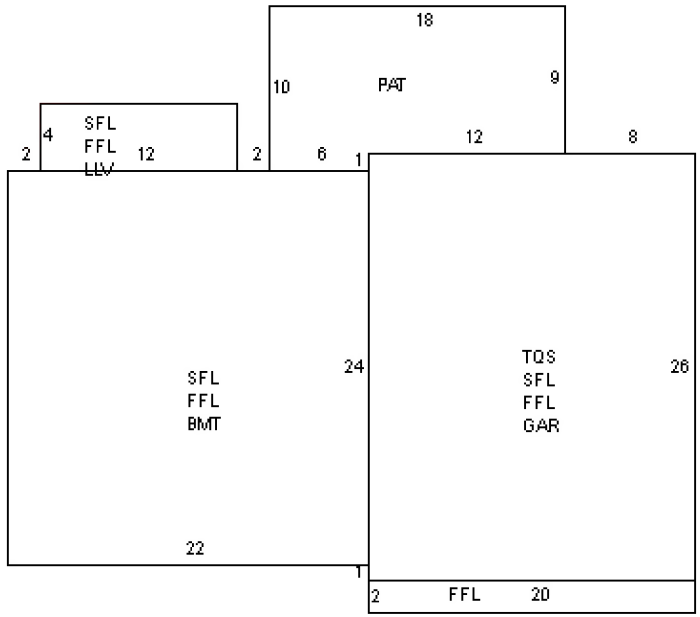
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.63
Special Features:	0	Val/Su Net:	169.15
Final Total:	657300	Val/Su SzAd	250.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,136	132.620	150,657
SFL	Second Floor	1,096	132.620	145,352
BMT	Basement	528	75.220	39,716
GAR	Garage	520	20.010	10,403
TQS	3/4 Story	390	132.620	51,722
PAT	Patio	168	4.530	761
LLV	Lower Level	48	59.680	2,865
	Net Sketched Area:	3,886	Total:	401,476
Size Ad	2622	Gross Are	4016	FinArea 3018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0011-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	